



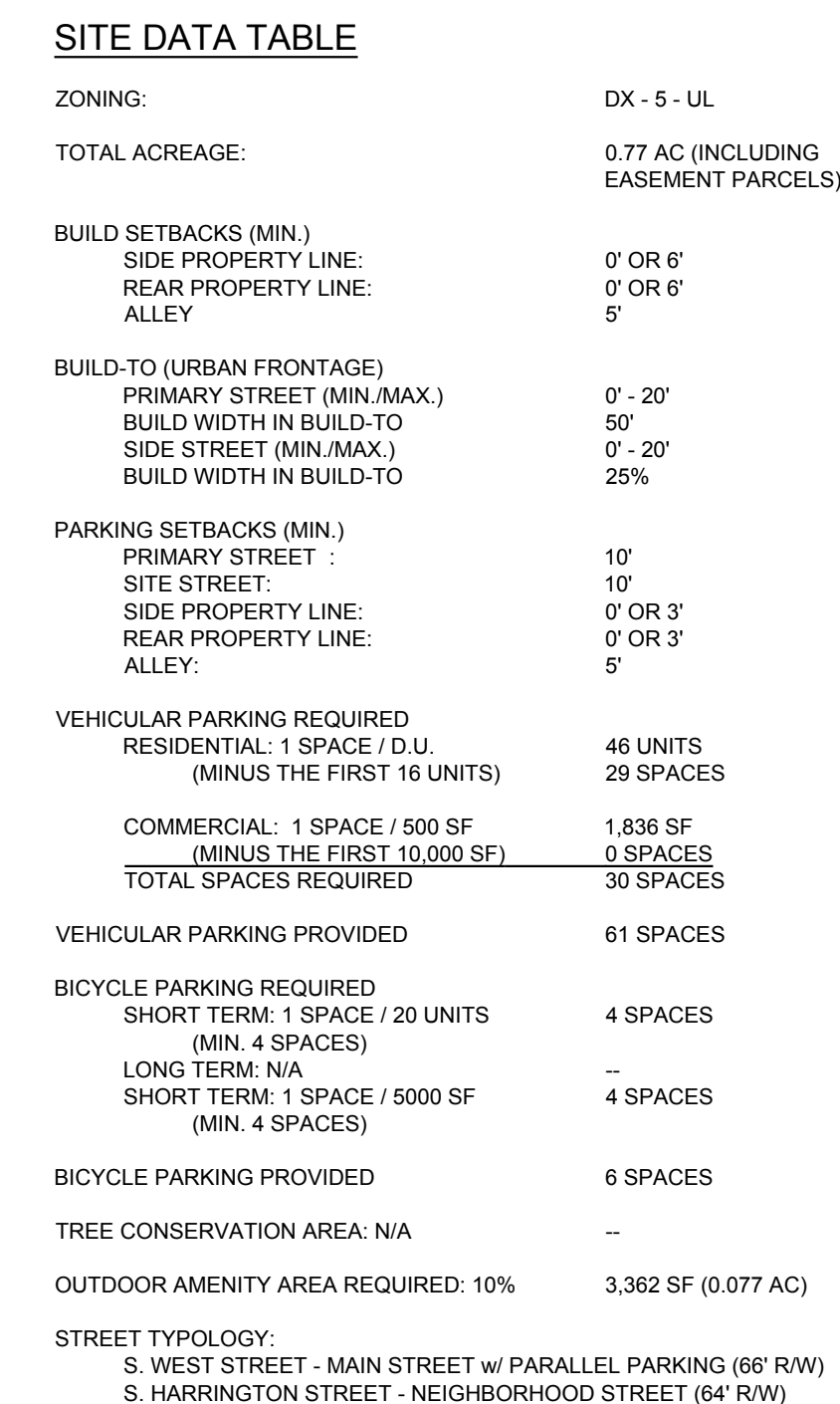
Planning & Development

Development Services Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685





Administrative Alternate

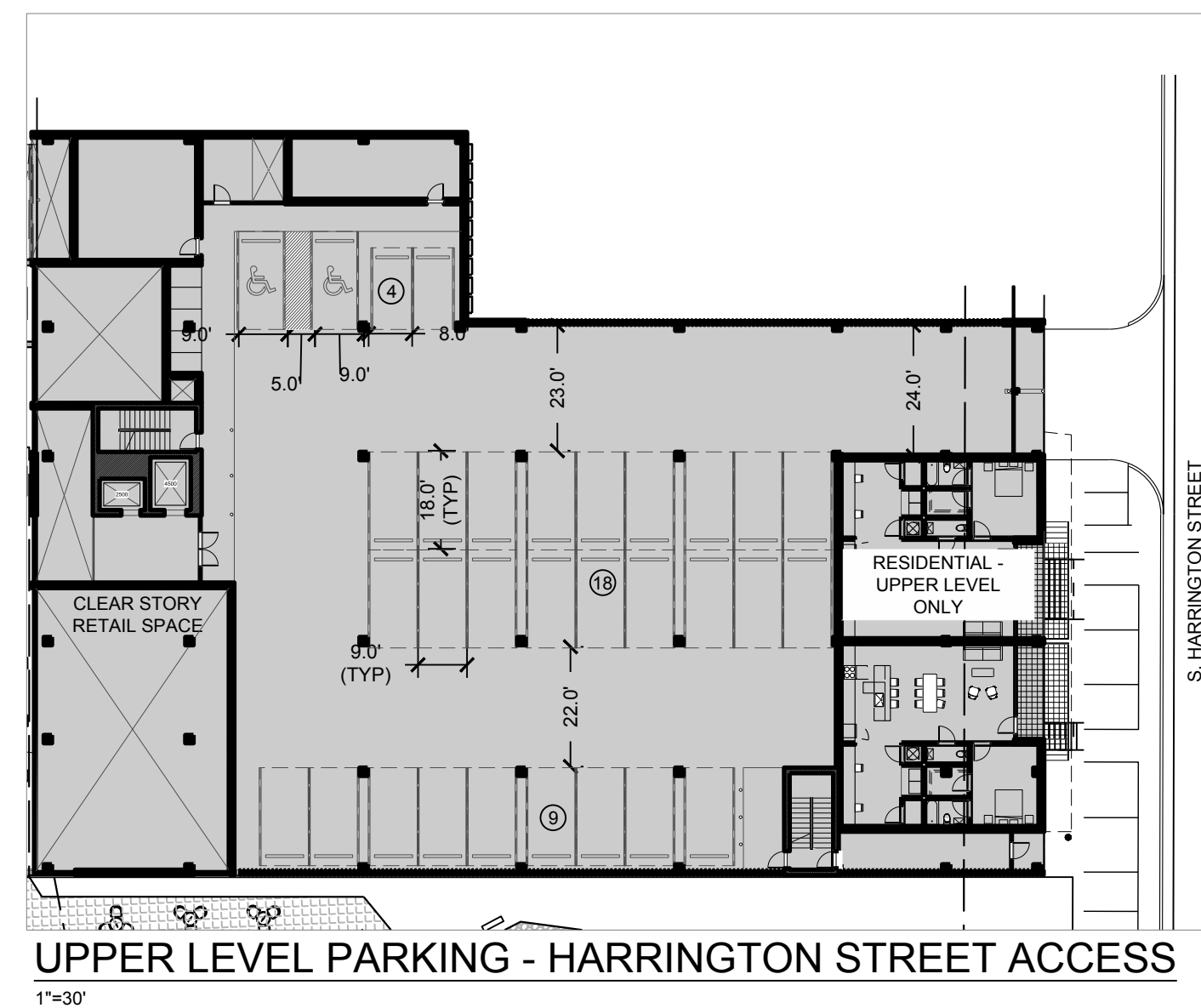
Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: UDO 1.5.9 Provide an explanation of the alternate requested, along with an applicant's statement of the findings _ <i>Please see attached documents for explanation and reference site plans, plans, and elevations</i> Provide all associated case plan numbers including zoning and site plan: 537031	Transaction Number

GENERAL INFORMATION		
Property Address 522 S. Harrington St, Raleigh NC 27601		Date 07/13/2018
Property PIN 1703560721	Current Zoning DX-5-UL	
Nearest Intersection S. West St & W. Lenoir St.		Property size (in acres) 0.77
Property Owner 522 S Harrington LLC	Phone 919 656 6077	Mail 8705 Catamarian Dr. Raleigh NC 27615
	Email jschaafsma@nc.rr.com	
Project Contact Person Taylor Medlin	Phone 919 831 2955	Mail 502 S. West St. Suite 100 Raleigh NC 27601
	Email taylor@raleigh-architecture.com	
Property Owner Signature <i>James F. Schaefer</i>	Email jschaafsma@nc.rr.com	
Notary Sworn and subscribed before me this <u>20</u> day of <u>July</u> , 20 <u>18</u>	<div>SHANDA OVERBAY Notary Public Wake Co., North Carolina My Commission Expires May 10, 2021</div> <i>Shanda Overbay</i>	



1. SOLID WASTE INSPECTIONS STATEMENT. THE OWNER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. THE DEVELOPMENT PROPOSES TO UTILIZE A PRIVATE WASTE HAULER FOR SOLID WASTE DISPOSAL.
2. DECLARATION OF EASEMENTS FOR LIGHT, AIR, & OPEN SPACE AND CONSTRUCTION AND ADDRESS EASEMENT BETWEEN 620 S HARRINGTON STREET AND 414 WEST LENOIR AND 522 S HARRINGTON STREET AND 530 S HARRINGTON STREET TO ADDRESS 0'-0" PROPERTY LINE SETBACK.
3. SITE LOCATED WITHIN LIMITS ESTABLISHED BY THE CHRISTMAS PLAN.

 CONCRETE
 AMENITY AREA
 CONCRETE PAVERS
 TREE GRATE



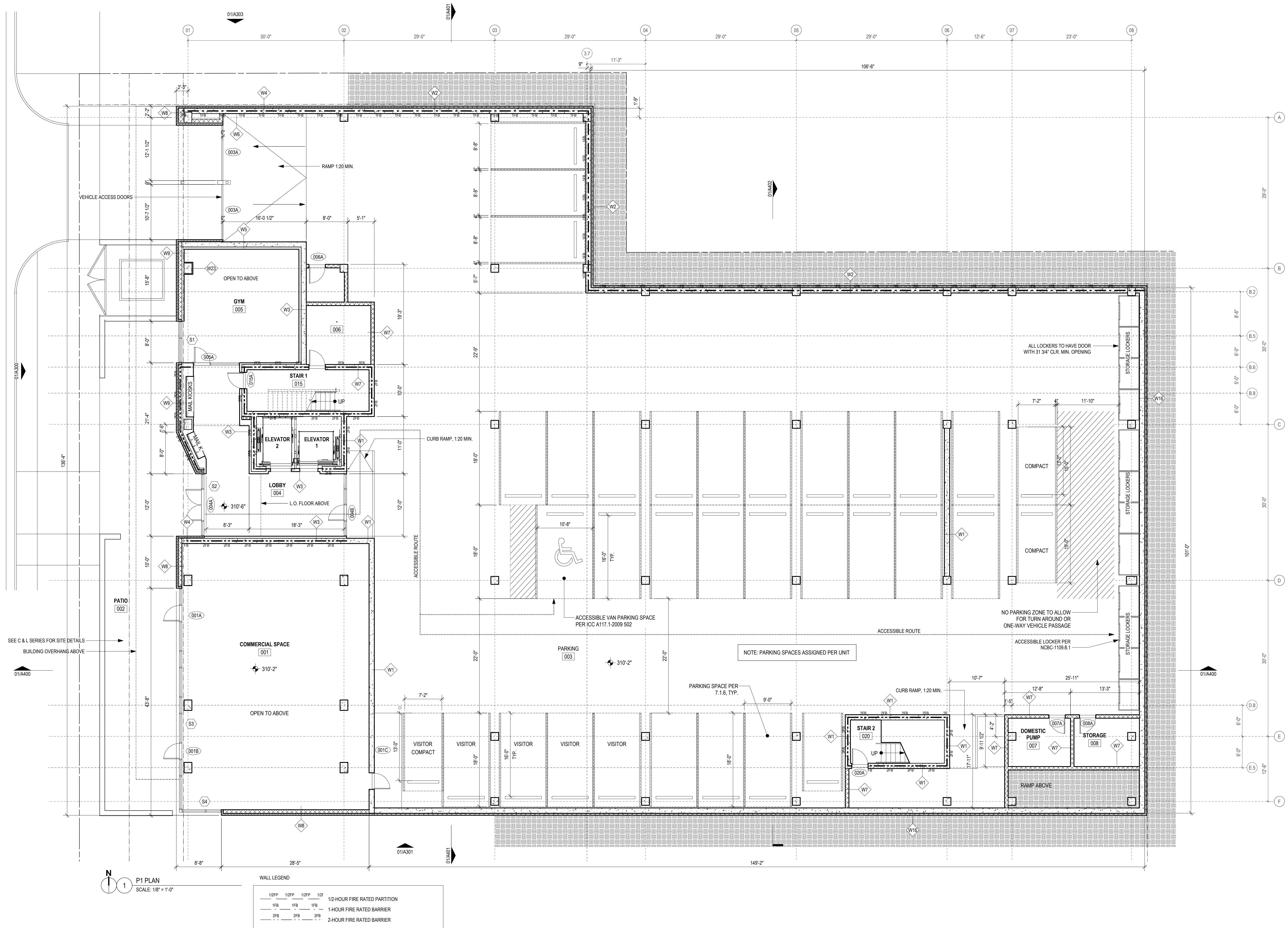


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ECTIONS:

A200





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522 HARRINGTON ST.
RALEIGH, NC 27601

FIRM: The Raleigh Architecture Co.
NC# 52702

ARCHITECT: ROBBY JOHNSTON
NC# 11330

PROJECT RA 1608

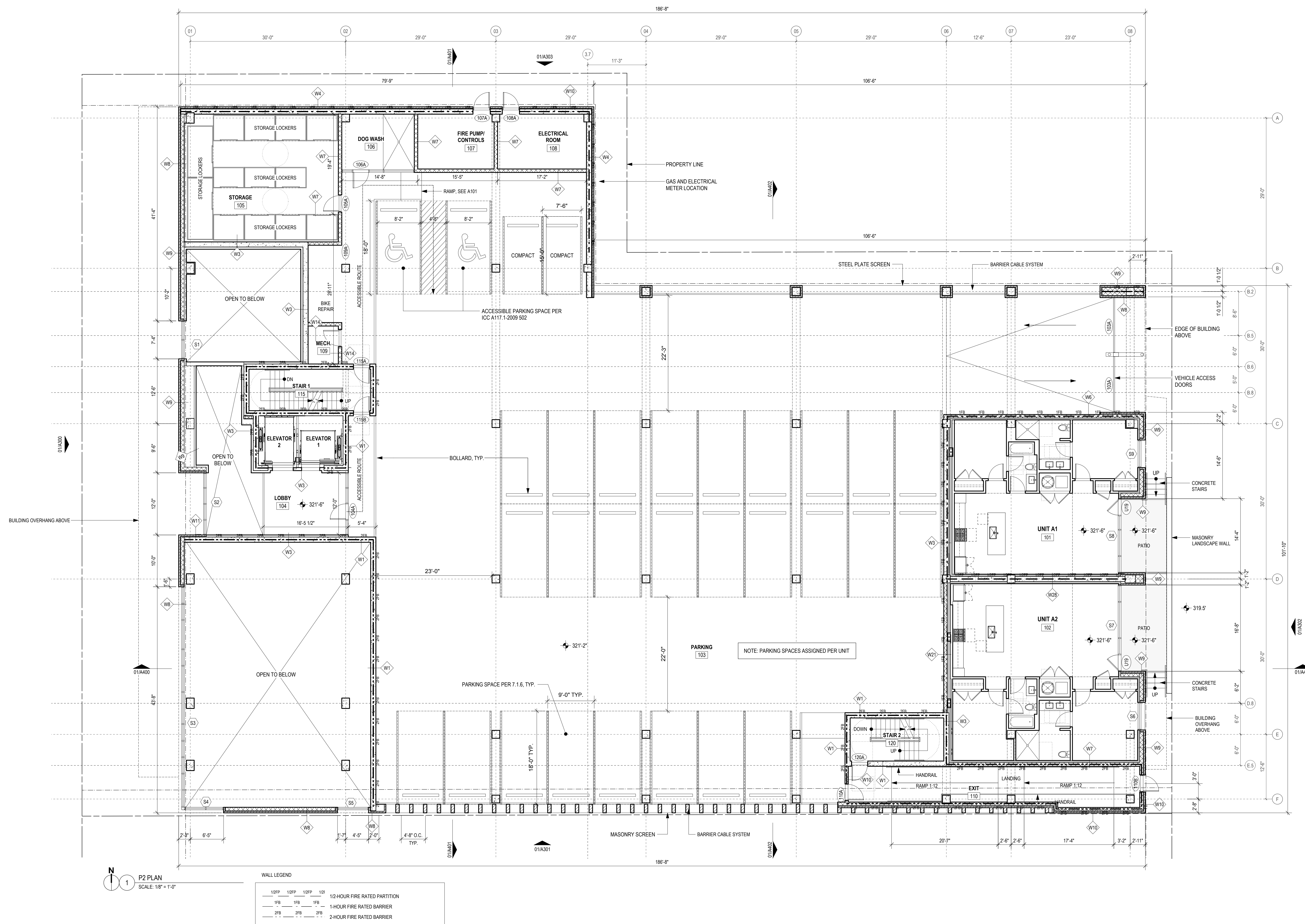
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07/10/18

ADMINISTRATIVE ALTERNATE

SHEET

A201





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THE FAIRWEATHER

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ARCHITECT

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NC# 52702

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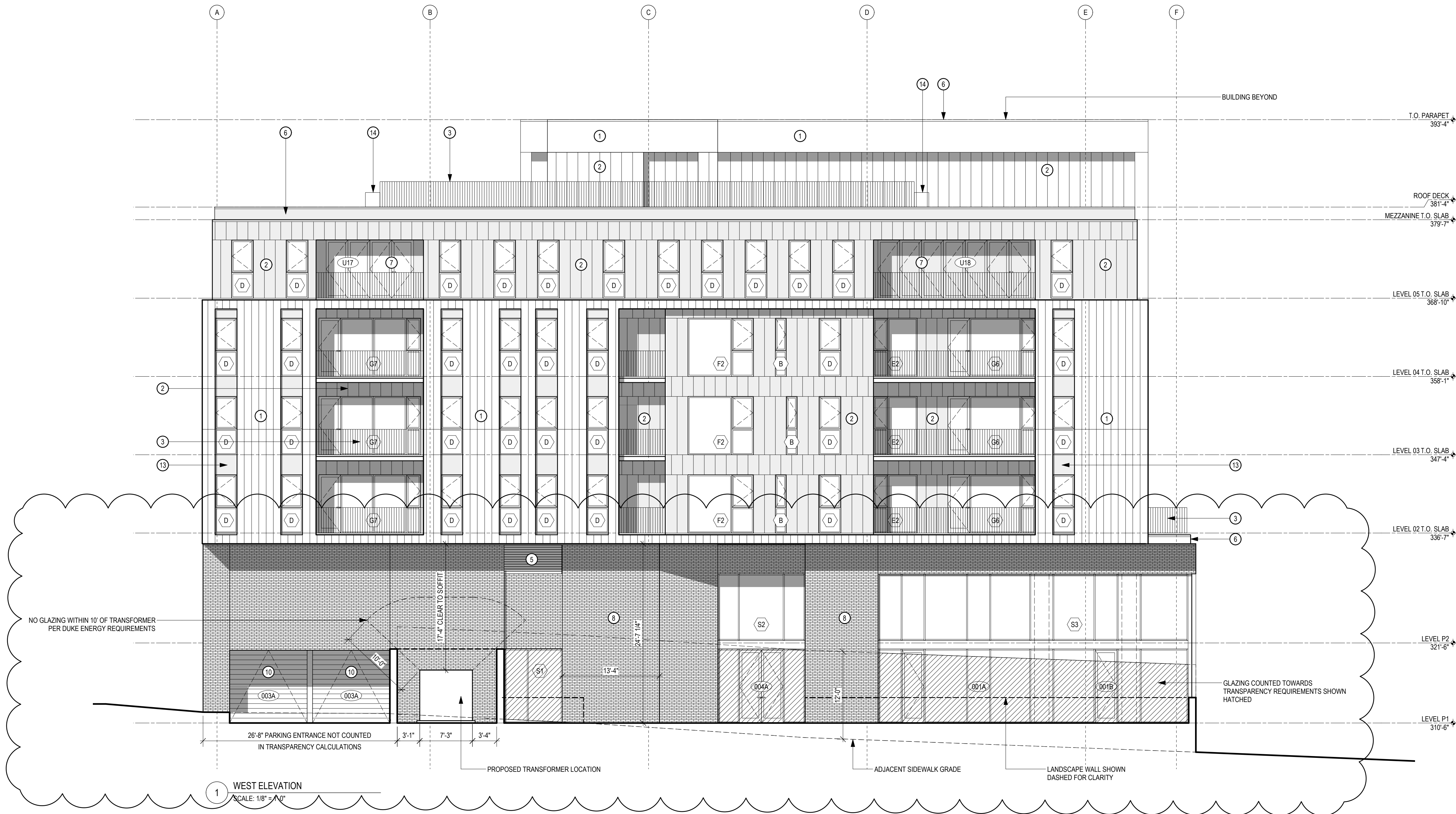
07/10/18

ADMINISTRATIVE
ALTERNATE

EXTERIOR BUILDING
ELEVATIONS

SHEET

A300



ELEVATION LEGEND	
1	METAL WALL PANEL
2	CEMENT COMPOSITE WALL PANEL
3	METAL RAILING
4	EXHAUST GRILL
5	INTAKE GRILL
6	METAL PARAPET
7	METAL CLAD FOLDING DOORS
8	BRICK VENEER
9	STEEL PLATE SCREEN
10	GARAGE ENTRY DOORS
11	BARRIER CABLE SYSTEM
12	CONCRETE SLAB W/ TRAFFIC COATING
13	METAL TO MATCH WINDOW
14	METAL PLANTER
15	METAL WRAPPED STEEL COLUMN

NOTES:
1. ZONING DX-5-UL
2. R.O.W. PER MIXED USE STREETS SEC. 8.4.5.D MAIN STREET PARALLEL PARKING STREETSCAPE
3. NO FRONTAGE REQUIREMENTS ALONG LENOIR STREET
4. NO GLAZING/BLANK WALL REQUIREMENTS ON SOUTH AND NORTH ELEVATION (NOT STREET FACING FACADES)
5. NO GLAZING REQUIREMENTS ON RESIDENTIAL FLOORS

TRANSPARENCY & BLANK WALL CALCULATIONS					
ELEVATION	TRANSPARENCY - GROUND FLOOR		TRANSPARENCY - UPPER FLOORS		BLANK WALL AREA
	REQUIRED (MIN)	SHOWN	REQUIRED (MIN)	SHOWN	MAX ALLOWABLE AREA
WEST	66% (868 SF)	44% (578 SF)	N/A	-	20' (400 SF)
					328 SF

- TRANSPARENCY DEPTH REQUIREMENTS PER UDO 1.5.9.B.3 MET (60% OF GLAZING 8' MIN. VISIBILITY DEPTH)
- MORE THAN 50% OF TRANSPARENCY IS BETWEEN 3 AND 8 FEET OF BUILDING FACADE PER UDO 1.5.9.B.1



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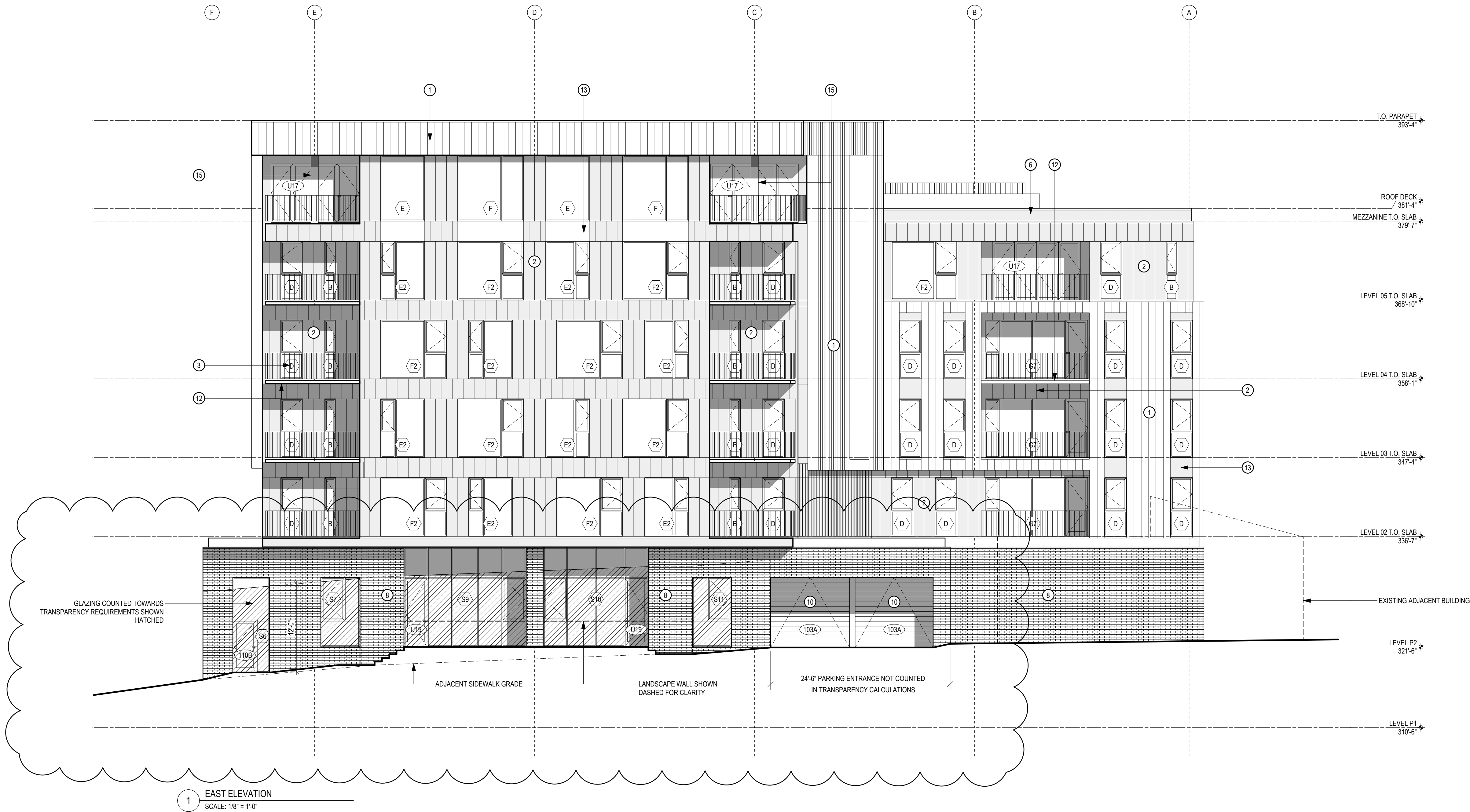
07/10/18

ADMINISTRATIVE
ALTERNATE

EXTERIOR BUILDING
ELEVATIONS

SHEET

A302



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND

- 1 METAL WALL PANEL
- 2 CEMENT COMPOSITE WALL PANEL
- 3 METAL RAILING
- 4 EXHAUST GRILL
- 5 INTAKE GRILL
- 6 METAL PARAPET
- 7 METAL CLAD FOLDING DOORS
- 8 BRICK VENEER
- 9 STEEL PLATE SCREEN
- 10 GARAGE ENTRY DOORS
- 11 BARRIER CABLE SYSTEM
- 12 CONCRETE SLAB W/ TRAFFIC COATING
- 13 METAL TO MATCH WINDOW
- 14 METAL PLANTER
- 15 METAL WRAPPED STEEL COLUMN

NOTES:

- 1. ZONING DX-5-UL
- 2. R.O.W. PER MIXED USE STREETS SEC. 8.4.5.D MAIN STREET PARALLEL PARKING STREETSCAPE
- 3. NO FRONTAGE REQUIREMENTS ALONG LENOIR STREET
- 4. NO GLAZING/BLANK WALL REQUIREMENTS ON SOUTH AND NORTH ELEVATION (NOT STREET FACING FACADES)
- 5. NO GLAZING REQUIREMENTS ON RESIDENTIAL FLOORS

TRANSPARENCY & BLANK WALL CALCULATIONS

ELEVATION	TRANSPARENCY - GROUND FLOOR		TRANSPARENCY - UPPER FLOORS		BLANK WALL AREA	
	REQUIRED (MIN)	SHOWN	REQUIRED (MIN)	SHOWN	MAX ALLOWABLE AREA	SHOWN (SF)
EAST	66% (613 SF)	51% (476 SF)	N/A	-	20' (400 SF)	120 SF

- TRANSPARENCY DEPTH REQUIREMENTS PER UDO 1.5.9.B.3 MET (60% OF GLAZING 8' MIN. VISIBILITY DEPTH)
- MORE THAN 50% OF TRANSPARENCY IS BETWEEN 3 AND 8 FEET OF BUILDING FACADE PER UDO 1.5.9.B.1



Mr. Carter Pettibone
Urban Design Center / City Planning Department
City of Raleigh
P.O. Box 590
Raleigh, NC 27602

July 10, 2018

**RE: FAIRWEATHER CONDOS – ADMINISTRATIVE ALTERNATE REQUEST
522 S. HARRINGTON ST. RALEIGH NC 27601**

Dear Carter,

Thank you for your time in outlining the Administrative Alternate process and the next steps. Please see attached for the application for Administrative Alternate for the property referenced above.

The property is zoned DX-5-UL, and the proposed use is a mixed-use condominium building that is currently under review by City of Raleigh as a concurrent review under the transaction number #537031.

The nature of the building's program and additional constraints by Duke Energy do not readily comply with the City of Raleigh's UDO standards for "Transparency" as defined in UDO Section 1.5.9.

The attached Exterior Building Elevations show our proposed solution to meet the intent of UDO Section 1.5.9 on the West (West St.) and East (Harrington St.) street-facing elevations. We are proposing a reduction in transparency requirements due to a mandated transformer placement by Duke Energy on the west elevation, and residential program on the east elevation.

Due to tight site restrictions and a Duke easement to the south, the building transformer must be located on the western façade of the building. The transformer location greatly limits the amount of glazing we have available, and no glazing is allowed within 10' of the corner of the transformer. The eastern elevation is comprised of ground floor residential units, egress access, and parking access. The private nature of the residential unit bedrooms and proximity to grade warrant more opaqueness in those areas which leads to a reduction in available glazing area.

Regarding the three (3) criteria for review of the Transparency Administrative Alternate, we offer the following responses:

1. The approved alternate meets the intent of the transparency requirements

- a. Response: The intent of the UDO Transparency requirements is to lend visual interest to street-facing building facades for pedestrian and building occupants and minimize blank wall areas. The proposed glazing solution offers a large amount of glazing outside of the 12' height currently counted towards transparency through the UDO. The storefront shown is spaced thoughtfully across the east and west building facades to allow natural light and views in as well as providing ample visual connection for those inside to the street adjacent. The east elevation is primarily residential use and as such transparency requirements do not apply to those areas.

2. The approved alternate conforms with the Comprehensive Plan and adopted City Plans

- a. Response: It is our opinion that the proposed glazing is in conformance with the goals of the city's Comprehensive Plan. We are not aware of any areas that would be in conflict with the proposed building elevations.

3. The street-facing building façade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.

- a. Response: The street facing east and west elevations create ample visual interest through building material (brick veneer), large floor to ceiling double height glazing, and changes in footprint geometry. Likewise the residential condominium units above cantilever out over the first two floors and create depth and shadow to further lend visual interest to the building façade.

Please do not hesitate to contact me if you have any questions related to the application or if we can provide any more detailed information.

Sincerely yours,

Taylor Medlin

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919-831-2955 ext. 13 (o)
919-612-5686 (m)

*Attachments: > AA Exhibits_522 S Harrington St.pdf
AA Application_522 S Harrington St.pdf
AA Explanation_522 S Harrington St.pdf